



THE URBAN PAGE

NEWSLETTER OF THE CITY OF LINCOLN - URBAN DEVELOPMENT DEPARTMENT - SPRING, 2005

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Hey! What's Going on Over There?

Spring and the beginning of construction season is "what's going on." Everyone likes to know about construction projects. They're visible evidence of a growing, changing community. Here's an update on most of the construction that the Urban Development Department (UDD) is involved in during this construction season:

Vine Street: Drive down Vine Street, between 17th and 27th, and you'll know that construction is underway again. Last year most of the north side of Vine was completed. The rest of the construction will be finished in August - before State Fair and Big Red traffic rolls into town. Landscaping will be done later in the fall.

The Vine Street project grew out of the Malone Focus Area Plan. Working with UDD, the neighborhood identified Vine Street as their top non-housing priority. Although Vine Street is a major entrance to the University of Nebraska-Lincoln and downtown, it wasn't pedestrian friendly, didn't feel safe because of heavy traffic, and divided the neighborhood. This is changing!

The completed "new" Vine Street, designed by Erickson Sullivan Architects with input from neighborhood residents, will have wider sidewalks on both sides, retaining walls and landscaping, landscaped center medians, left turn lanes, decorative lights and planting beds.

Although the construction is disruptive, the City has been able to complete other needed projects simultaneously, so future disruptions will be minimized. Those "other projects" include sewer and water improvements and upgraded traffic signals at 27th and Vine.

Antelope Valley redevelopment activities also impact Vine Street. Construction of the bridge at 20th Street is expected to be completed this fall.

Liberty Village: Construction of the first Antelope Valley community revitalization project, Liberty Village, will be underway by mid-summer. Located between Vine and U, 23rd to 24th Streets, it includes 16 single family affordable homes and two duplexes.

Brighton Construction Company, known for its use of environmentally sensitive building technologies, will construct the project. The energy efficient homes will be attractive and fit into the character of the surrounding Malone Neighborhood and Hawley Historic District. All houses will be two-story with a basement, attached garage and front porch.

Liberty Village will be a \$3 million investment of private and public funds into the neighborhood. It will bring in new, affordable housing that will continue to help revitalize and strengthen the existing neighborhood.

Public financing partners include the City (*Tax Increment Financing (TIF), Community Development Block Grant (CDBG) funds, and General Funds -- all for land assembly and site preparation*), Fannie Mae, Nebraska Investment Finance Authority (NIFA) and Neighborhoods, Inc. Down payment assistance and below-market NIFA mortgages are available for qualified buyers through Neighborhoods, Inc.

For more information, contact Fernando Pages, President of Brighton Construction, at 434-2456.

North 27th Street: Three projects are "in the works" and will be great additions to the continuing development of the N. 27th Street corridor.

Heartland Optical Inc. is finalizing plans for their new building at 27th & Apple Streets. They will still provide their current wholesale eyeglass services, and they will add a retail optical facility, including an optometrist. Up to five new employees could be added over the next couple of years. The new facility will compliment the People's Health Center located across 27th Street to the west and provide important optical services to the whole community. Heartland has been in business on N. 27th Street for thirty years and they are thrilled about staying in the neighborhood in a new building.

CenterPointe's building at 27th & P Streets is finished and staff is busy planning a May 20, 2005 grand opening. The new space will house their administrative offices and an



Above: Vine Street, begun last year, will be completed this fall -- view of north side of street

Below: Drawing of the Liberty Village housing



adult residential treatment center. In March, the building won the *KFOR Community Improvement Award*. The new facility expands CenterPointe's ability to serve homeless dually-diagnosed clients. By owning their own space, the organization has the capital investment needed to make them a stronger asset to the community. CenterPointe has approximately 100 employees and has been serving Lincoln since 1973.

Pentzer Park improvements will be completed this year with the installation of restrooms and a picnic shelter. The new parking lot south of the park, completed last fall, provides a link between the park and the Salvation Army and Northbridge Centers.

Continued on page 2.

What's Going on... *continued from page 1*

And, of course, everyone's enjoying the new play equipment!

Havelock: The Havelock Pedestrian Link and Parking Lot redevelopment project (north of Havelock Avenue between 62nd and 63rd Streets) will be completed just in time for summer. The Havelock Business Association (HBA) and City departments worked with Sinclair Hille Architects to develop the plan for improvements, including: enhanced lighting, landscaping, a shade structure and seating area, entry columns, and signage. Pavers from the walkway will be extended into the parking nodes in Havelock Avenue and the adjacent parking lot.

Walkway improvements are being paid for by TIF funds and General Funds will be used to improve the parking lot. UDD and the Parks and Recreation Department will help HBA plan maintenance and use of the space. Besides being a general community space, future uses could include a farmers market, art shows, and other HBA events.

University Place: North 48th Street improvements will be completed this spring. Final details include neighborhood signs, median work and street plantings.

Haymarket: Private investments promise to keep the Haymarket area lively. Redevelopment of the former **Salvation Army building**, at 8th and P, will add to the area's distinctive mix of upper level office space and ground floor restaurants, including dockside outdoor dining.

The existing array of popular retail options at the mixed-use **Creamery Building** - at 7th and P Streets - will now be complemented with residential uses. The building's new owners, Sheryl and Bob Alderman, recently announced pre-sales of all nine condominium units being constructed on the building's upper floors.

Once the redevelopment agreement is finalized, Haymarket visitors will notice changes this summer at 7th and R Streets. Demolition of the **Larson Building** will be the first step toward construction of a major residential project west of the Hardy Building. Targeted for completion in 2006, the new project, by developers Bob Hampton and Fernando Pages, will add approximately 40 for-sale housing units in the heart of Lincoln's historic downtown district.



Architect's drawing of the new residential building planned for the corner of southeast 7th and R Streets.

In support of all this private development in the Haymarket area (and to attract even more private investment), the City is using TIF funds to make long-awaited streetscape improvements along **8th Street** - from O Street on the south to the new Haymarket Park pedestrian bridge on the north. The focus is enhancement of the pedestrian environment: wider sidewalks, more pedestrian lighting and expanded corner nodes at key intersections. Construction will start very soon with completion before UN-L football season -- of course!

Lincoln redevelopment projects will be putting on quite a "show" this construction season -- a show you're invited to watch!

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AA/EEO



ARCK HAS NEW HOME

Arck Foods recently moved into its new Lincoln production and distribution facility, thanks to financing assistance provided by the City of Lincoln through its CDBG-funded job creation loan program.

Arck Foods produces ham as a branded product, currently under three registered trademarks: Cedar Hollow, Ol' Farmers Brand and Old Style. The hams are sold in more than 800 Wal-Mart Super Centers in the eastern United States. For some time, Wal-Mart had been asking for hams to sell in an additional 800 super centers. Together with other new accounts, the company was looking at producing an additional 1.5 million pounds of product annually. They needed to grow!

Based in Falls City, Nebraska, the company has been operating in Lincoln since the early 1990's at the former Cedar Hollow Foods facility at 4th and F Streets in the heart of Lincoln's historic South Salt Creek neighborhood. The existing facility was small. It had probably started its life as a neighborhood butcher shop and grown into a full-fledged production facility prior to

enactment of Lincoln's zoning code. Increasing capacity at 4th and F would have required a rather large addition to the facility, something that would have been quite difficult despite the company's history as a good neighbor in South Salt Creek.

While they were looking at their options, the company was approached by Iowa, Kansas and other counties in southeast Nebraska about relocating their operations elsewhere. In fact, a community in Kansas even offered free land to relocate the facility.

Happily, the company was satisfied with Lincoln and their workforce, so they wanted to keep their facility here. Working together, the City of Lincoln and the Small Business Administration were able to develop a financing package to retain Arck Food's production and distribution facility here in Lincoln. Their existing 39 employees will keep their jobs and an additional 20 employees will be hired.

For more about the Job Creation Loan Program, contact Troy Gagner, tgagner@lincoln.ne.gov.

WELL-TIMED WORDS

Workforce Board

Six new members were recently appointed to the Greater Lincoln Workforce Investment Board by Mayor Coleen J. Seng:

- ♦ Lisa Darlington: Lincoln Partnership for Economic Development
- ♦ Ardi Korver: NE Health & Human Services System
- ♦ Tate Lauer: DESI/Job Corps
- ♦ Paula Luther: TierOne Bank
- ♦ Thomas Miller: Speedway Motors, and
- ♦ Paul Yates: Legacy Terrace.

One Stop Open House

The **Lincoln One Stop Career Center** hosted an Open House in April to tell businesses about services available through the Career Center. Over 130 individuals from 100 businesses attended. Representatives were on hand from Goodwill Industries, Labor Market Information, Nebraska Commission for the Blind Visually and Impaired, Nebraska Workforce Development, Operation ABLE, Senior Community Service Employment Program, Tax Credits, Urban Development, Unemployment Insurance, Worker Safety and WORKNET. Attendees commented that the Open House was well worth their time. They were pleased to learn of the services available.

St. Monica's Has Moved

Due to growth over the past few years and an interest in expanding some of their services, **St. Monica's Behavioral Health Services for Women** has been looking for a new location that would accommodate their administrative offices, outpatient services and a residential program.

Their search was successful and they have purchased the Wedgewood Clinic at 120 Wedgewood Drive. Renovation of the building is necessary to accommodate their specific needs.

As Lincoln's only gender specific treatment program, St. Monica's has provided services to women for 41 years. At their new location, they will be able to increase and enhance their current substance abuse and mental health services to women and adolescent girls.

St. Monica's operates the only inpatient substance abuse and mental health treatment center in Nebraska where women can stay with their children. There are 90 women on their waiting list, so they are thrilled to expand their services. UDD is pleased to have helped them with their move.

In April, as part of Community Development Week activities, Governor Heineman presented awards to two Lincoln projects. Morgan Brehm-Mardock, Debby Brehm and David Livingston are shown here accepting an award on behalf of the Douglas Theatre Company for The Grand Theatre. Nebraska Housing Resource also received an award for the Old Mill Housing Project.



During the ceremonies, Governor Heineman expressed his support of federally-funded Community Development Block Grants (CDBG). As the U.S. Congress works to cut expenditures, CDBG funds are once again at risk, in spite of the productive way communities have used their share of these funds. In Lincoln, CDBG funds have been used to leverage many millions of dollars in private investment.

Downtown Master Plan

Mark June 8th on your calendars! That's the date for the next public meeting on the Downtown Master Plan. The meeting will be at the Marriott Cornhusker, from 5:30 to 7:30 p.m. George Crandall and Don Arambula, the City's consultants on the master plan, will lead us through the plan that has been developed over the past nine months. Come and see the exciting things that are planned in downtown in the near future and over the next several years.

Farmers' Market 2005

The 2005 season will usher in the Haymarket Farmers' Market's 20th anniversary. Over the last 20 years, the Farmers Market has become the most visible symbol of the Haymarket's resurgence. The market attracts thousands of shoppers to the Haymarket area every Saturday morning from May through October. This year's market promises to be the biggest yet, with well over 110 unique vendors selling their wares in the heart of the Haymarket, between 7th and 8th and P to Q Streets.

¡Talleres!

In January and February, **Lincoln Free to Grow** and **UDD** sponsored a series of "Talleres" or workshops for Spanish-speaking families. The first workshop covered furnace maintenance, how to control heating/cooling costs, minimum housing codes, and mobile home maintenance in general. Another workshop, presented by the **Fair Housing Center of Nebraska** and the **Lincoln Commission on Human Rights**, covered renter's rights, rent-to-own contracts,

and property taxes on mobile homes. **Equity in Nebraska** facilitated a session on immigration, with information on resources and professional assistance.

The talleres were a great success! Dinner, child care, transportation, translators and gifts were provided -- making attendance both possible and attractive. Fourteen more talleres are planned to better serve our Latino community and especially new immigrants.

Financial Brochures

Darcy Tromanhauser, from the Nebraska Appleseed Center for Law in the Public Interest, gave UDD the opportunity to collaborate in the creation of brochures on practical financial topics in both English and Spanish. Olga Kanne, UDD's bilingual Housing Rehabilitation Specialist, worked with Darcy to make sure the brochures were easy to follow and that the language and terminology used would be easily understood regardless of one's country of origin.

Nebraska Appleseed created the brochures as tools for our community, especially our Latino community. The brochures can help prepare a person to make everyday financial decisions. They can guide someone who is unfamiliar with the financial maze of banking institutions as well as serve as a refresher course for those with some financial savvy. The information will help protect people from predatory lenders, and guide them towards economic self-sufficiency.

Olga is looking forward to using the brochures for her Latino first-time home buyer classes.

WELL TIMED WORDS...

CONTINUED

Old Mill is Cream of Crop

In April, the U.S. Department of Housing and Urban Development and the City of Omaha sponsored the first "Cream of the Crop" conference to celebrate the successes of all the HUD grantees in Iowa and Nebraska.

Twenty-one projects were nominated and the five finalists presented their projects at the conference. Bob Peterson, Executive Director of Nebraska Housing Resource, presented the Old Mill Housing Project on behalf of the City of Lincoln. When the awards were handed out at the end of the conference, the City of Lincoln received the top prize. We are very proud to receive such a special recognition, but as Pat McCauley, Community Planning and Development Director of HUD Omaha, said, "Everyone here is a winner."

Havelock Bio-Swale

The Public Works & Utilities Department has developed new design and construction alternatives that will reduce the flow of stormwater pollutants into local streams and bodies of water. The Havelock parking lot (north of Havelock Avenue, 62nd and 63rd Streets) is the site of a pilot program for one of these alternatives -- a bio-swale.

A bio-swale can capture and filter pollutants such as oil, anti-freeze and heavy metals. Most parking lots in Lincoln are hard surfaces that collect these pollutants. When it rains, the pollutants run off into streams and lakes. The bio-swale in the Havelock parking lot will not only reduce pollutants and ero-

sion, it will also beautify the area with a natural butterfly garden.

The Havelock bio-swale will provide an opportunity to evaluate one of the new design and construction alternatives "in the field" -- or as appropriate in this case, "in the parking lot!"

Below: Bio-swale under construction



QUARTERLY QUOTE

"... the Haymarket location and the Creamery Building's unique features drove our successful pre-sales. Each loft style unit features exposed brick walls and wood beams, high ceilings and new wood floors - the kind of distinctive features that appeal to buyers who want to be in the Haymarket."

-- Sheryl Alderman, one of the new owners of the Creamery Building in the Haymarket

CDR & THE SWIMMING ACADEMY

In 1978, Rhonda Mulgrue started teaching swimming as a supplemental income to put herself through college. Today, 27 years later, Rhonda is still teaching. With the help of Community Development Resources (CDR), Rhonda purchased a home with an indoor pool. By meeting the demand of year-round swim lessons and water classes, Rhonda tripled her business.

"My parents raised me to have a strong work ethic and through hard work and perseverance, I have built a strong, reputable business," Rhonda stated. "It is also with the sup-

port of a loan and technical assistance from Community Development Resources, that I am living my dream today and will continue to for the next 30 years."

Community Development Resources provides capital, training and technical assistance to improve the community by: developing and fortifying small businesses; increasing the availability of affordable housing; and strengthening services provided by non-profit organizations in Lincoln and Lancaster County. For more information about CDR, go to www.cdr-nebraska.org or call 402-436-2386.